

# P24-0002/Green Leaf Drive

## Exhibit G - Tentative Parcel Map

### PARCEL MAP

OF PARCEL 1, AS SHOWN ON THE PARCEL MAP BOOK 39, OF PARCEL MAPS, AT PAGE 59, BEING A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M. COUNTY OF EL DORADO, CALIFORNIA

CONSISTING OF TWO SHEETS  
SHEET 2 OF 2 SHEETS

#### RAW OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF PARCEL MAP FILED IN BOOK 39 OF PARCEL MAPS AT PAGE 59, E.O.C.R., WHICH IS GRID NORTH

#### LEGEND

- FOUND CALTRANS MONUMENT AS NOTED
- MONUMENTS SET 3/4" X 30" IRON PIPE, BRAZED OR RIVETED PLUS 4823, FLUSH OR AS NOTED
- ▲ SEARCHED FOR MONUMENT NO. 10386 FOUND, MONUMENT OF RECORD SHOWN AS "FOUND 3/4" C.I.P. STAMPED LS 3680" ON PARCEL MAP FILED IN BOOK 39 OF PARCEL MAPS AT PAGE 59, E.O.C.R.
- SEARCHED FOR MONUMENT NO. 10386 FOUND, MONUMENT OF RECORD SHOWN AS "FOUND 3/4" C.I.P. STAMPED LS 181-1877" ON PARCEL MAP FILED IN BOOK 39 OF PARCEL MAPS AT PAGE 59, E.O.C.R.
- (JR-1) RECORD DATA PER PARCEL MAP FILED IN BOOK 39 OF PARCEL MAPS AT PAGE 59, E.O.C.R.
- (JR-2) RECORD DATA PER CALTRANS RIGHT OF WAY MAP DR. NO. E0558 APPROVED AUGUST 1, 1969, (COR. ED. RTE. 50, P.M. R14-6, SHEET NO. 17 OF 18)
- (JR-3) EDDO OUT ROW MAP DATED 1996 SHEET 1 OF 5
- (JR-4) RECORD DATA PER DOC. 2006-0045553, O.R.E.D.
- (M) MEASURED DATA PER THIS SURVEY
- O.R.E.D. OFFICIAL RECORDS EL DORADO COUNTY
- ① 15' WIDE EASEMENT GRANTED TO COUNTY OF EL DORADO FOR DRAINAGE PURPOSES PER DOCUMENT RECORDED MAY 1, 1973, IN BOOK 1191, PAGE 277, O.R.E.D.
- ② 5' WIDE ROW-VENUEULAR ACCESS EASEMENT AS SHOWN ON PARCEL MAP FILED IN BOOK 14 OF PARCEL MAPS AT PAGE 72, O.R.E.D.
- ③ 15' WIDE EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR WATER PIPELINE PURPOSES PER DOCUMENT RECORDED MAY 10, 1974, IN BOOK 1756, PAGE 726, O.R.E.D.
- ④ 25' WIDE NON-EXCLUSIVE EASEMENT IN FAVOR OF CHARLES W. PERCE & NELLE PERCE AND JAMES V. HUTTON & PAULA M. HUTTON FOR ROADWAY AND PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED MAY 10, 1975, IN BOOK 1746, PAGE 728, O.R.E.D. AND MONUMENTS PER DOCUMENTS RECORDED JUNE 4, 1984, IN BOOK 2766, PAGE 42, O.R.E.D., JUNE 4, 1984, IN BOOK 2766, PAGE 46, O.R.E.D., & SEPTEMBER 15, 1987, IN BOOK 2825, PAGE 314, O.R.E.D.
- ⑤ 15' WIDE EASEMENT GRANTED TO EL DORADO IRRIGATION DISTRICT FOR WATER PIPELINES PURPOSES PER JUDGMENT RECORDED MARCH 21, 1984, IN BOOK 2294, PAGE 174, O.R.E.D.
- ⑥ 15' WIDE EASEMENT GRANTED TO EL DORADO IRRIGATION DISTRICT FOR WATER PIPELINES PURPOSES PER JUDGMENT RECORDED OCTOBER 16, 1987, IN BOOK 2891, PAGE 740, O.R.E.D.
- ⑦ 15' WIDE EASEMENT GRANTED TO EL DORADO IRRIGATION DISTRICT FOR WATER PIPELINES PURPOSES PER DOCUMENT RECORDED AUGUST 23, 1979, IN BOOK 1736, PAGE 254, O.R.E.D.
- ⑧ 15' WIDE EASEMENT GRANTED TO EL DORADO IRRIGATION DISTRICT FOR WATER PIPELINES PURPOSES PER DOCUMENT RECORDED JULY 20, 1988, IN BOOK 2982, PAGE 27, O.R.E.D.
- ⑨ TEMPORARY CONSTRUCTION EASEMENT GRANTED TO THE COUNTY OF EL DORADO PER DOCUMENT RECORDED OCTOBER 26, 2006, AS DOCUMENT NO. 2006-002238-03, O.R.E.D.
- ⑩ 16' WIDE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA FOR WATER PIPELINE PURPOSES PER DOCUMENT RECORDED JULY 30, 1964, IN BOOK 701, PAGE 672, O.R.E.D.

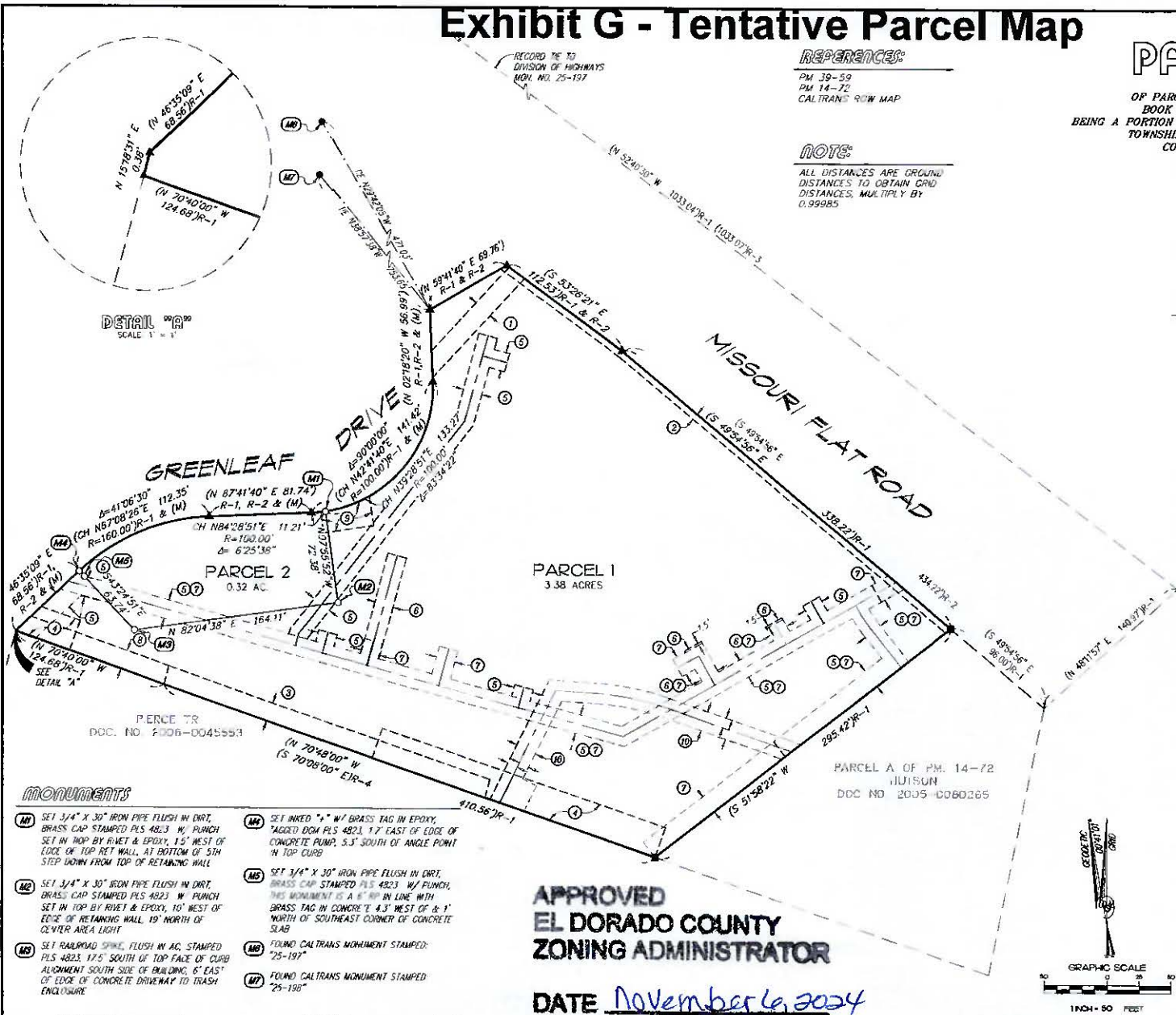
#### REFERENCES:

PM 39-59  
PM 14-72  
CALTRANS ROW MAP

#### NOTE:

ALL DISTANCES ARE GROUND DISTANCES TO OBTAIN GRID DISTANCES, MULTIPLY BY 0.99985

RECORD TO THE DIVISION OF HIGHWAYS  
MON. NO. 25-197



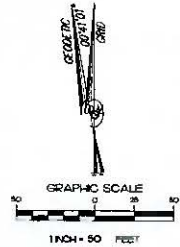
#### MONUMENTS

- (M1) SET 3/4" X 30" IRON PIPE FLUSH IN DIRT, BRASS CAP STAMPED PLS 4823 W/ PUNCH SET IN TOP BY RIVET & EPOXY, 1.5' WEST OF EDGE OF TOP RET. WALL, AT BOTTOM OF 5TH STEP DOWN FROM TOP OF RETAINING WALL
- (M2) SET 3/4" X 30" IRON PIPE FLUSH IN DIRT, BRASS CAP STAMPED PLS 4823 W/ PUNCH SET IN TOP BY RIVET & EPOXY, 10' WEST OF EDGE OF RETAINING WALL, 19' NORTH OF CENTER AREA LIGHT
- (M3) SET RAILROAD SPIKE, FLUSH IN AC, STAMPED PLS 4823, 17.5' SOUTH OF TOP FACE OF CURB ALIGNMENT SOUTH SIDE OF BUILDING, 6' EAST OF EDGE OF CONCRETE DRIVEWAY TO TRASH ENCLOSURE
- (M4) SET IRONED "X" W/ BRASS TAG IN EPOXY, SAGGED LEG PLS 4823, 1.7' EAST OF EDGE OF CONCRETE PUMP, 5.3' SOUTH OF ANGLE POINT IN TOP CURB
- (M5) SET 3/4" X 30" IRON PIPE FLUSH IN DIRT, BRASS CAP STAMPED PLS 4823 W/ PUNCH, THIS MONUMENT IS A 1' X 1' IN LINE WITH BRASS TAG IN CONCRETE 4.5' WEST OF & 1' NORTH OF SOUTHWEST CORNER OF CONCRETE SLAB
- (M6) FOUND CALTRANS MONUMENT STAMPED: 25-197
- (M7) FOUND CALTRANS MONUMENT STAMPED: 25-196

APPROVED  
EL DORADO COUNTY  
ZONING ADMINISTRATOR

DATE November 6, 2024

BY Aaron Mount/dre  
ZONING ADMINISTRATOR  
P24-0002



# P24-0002/Green Leaf Drive Exhibit G - Tentative Parcel Map

**SUBMITTER**  
**AKBAR SHAMSI**  
 8500 GREEN LEAF DRIVE  
 PLACERVILLE, CA 95667

**OWNER OF RECORD**  
 JAI SHRI RAM HOUSING GROUP II  
 5625 SUTTERWAY DRIVE  
 PLACERVILLE, CA 95667

**NAME OF APPLICANT**  
**DALE G. MELL & ASSOCIATES**  
 2300 N. MINNIE AVENUE  
 TRACY, CA 95371

**ORIGINAL PARCELS**  
 PARCEL 1 AREA = 151,144 SF

**PROPOSED PARCELS**  
 PARCEL 1 AREA = 147,067 SF  
 PARCEL 2 AREA = 14,077 SF



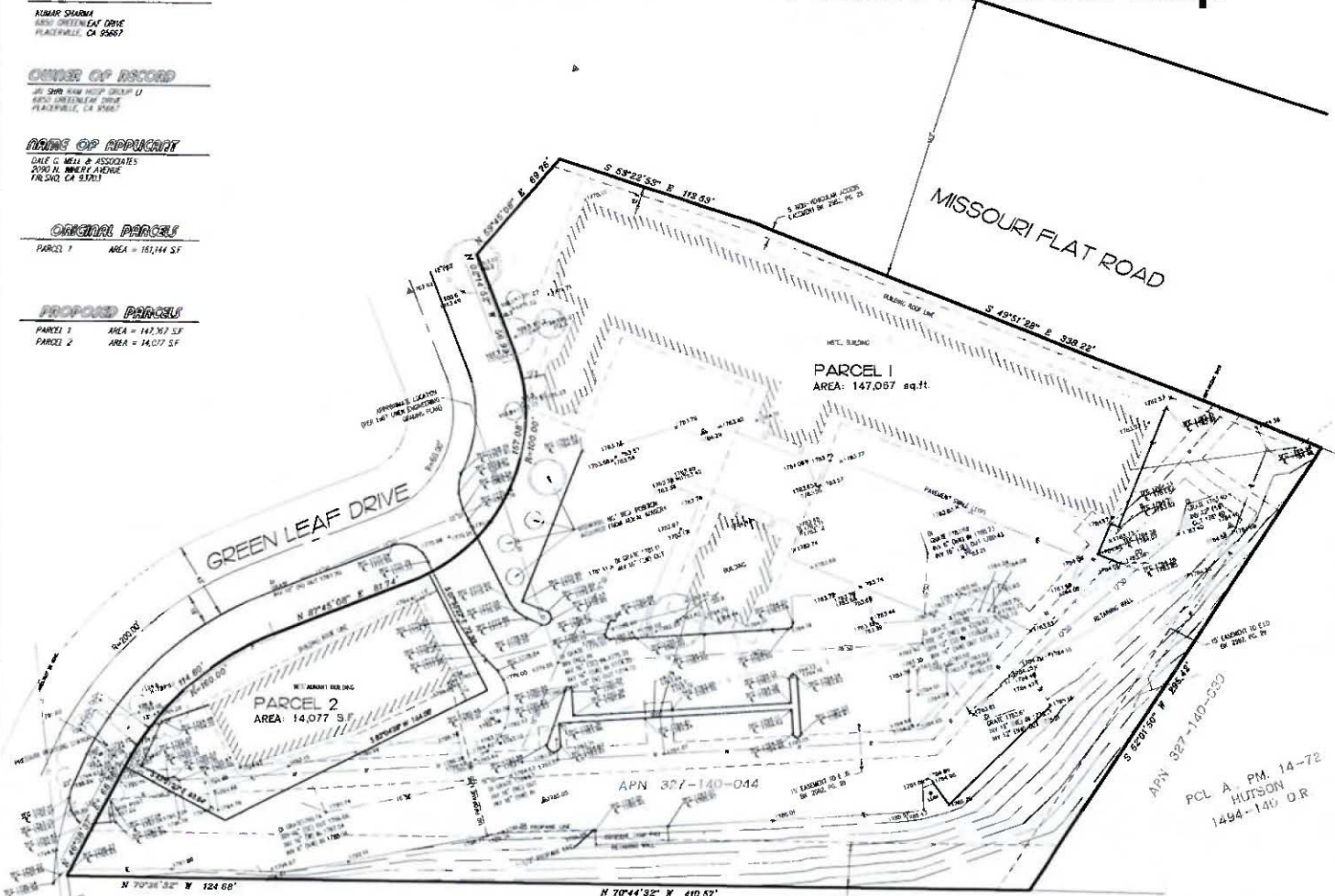
- NOTES:**
1. THE EXISTING USE OF THIS PROPERTY IS COMMERCIAL.
  2. THE PROPOSED USE OF THIS PROPERTY IS COMMERCIAL.
  3. THE EXISTING ZONING ON THIS PROPERTY IS C, AND WILL REMAIN AS SUCH.
  4. THERE ARE EXISTING STRUCTURES ON-SITE AS SHOWN.
  5. EXISTING EASEMENTS AS SHOWN.
  6. ALL IMPROVEMENTS WILL CONFORM TO CITY STANDARDS.
  7. FIRE HYDRANTS ARE PROPOSED AS SHOWN HEREON.
  8. THE PROPOSED SOURCE OF WATER SUPPLY IS EXISTING COMMUNITY SYSTEM.
  9. THE PROPOSED METHOD OF SEWAGE DISPOSAL IS EXISTING COMMUNITY SYSTEM.
  10. THE FOLLOWING UTILITIES ARE TO BE PROVIDED: ELECTRICAL, TELEPHONE & CABLE TV. ARRANGEMENTS HAVE NOT BEEN MADE WITH UTILITY COMPANIES SERVING THIS AREA.
  11. RESTRICTIVE COVENANTS WILL TO BE RECORDED.
  12. THE SUBMITTER DOES NOT INTEND TO FILE MULTIPLE FINAL MAPS ON THE EXISTING MAP.
  13. PREPARED FROM FIELD SURVEYS & RECORD DATA BY DALE G. MELL & ASSOCIATES.
  14. NO ADJOINING SUBDIVISIONS.
  15. NO PROPOSED STREET IMPROVEMENTS.

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN ON THE PARCEL MAP, FILED AUGUST 5, 1980, IN BOOK 39, OF PARCEL MAPS, PAGE 59, EL DORADO COUNTY RECORDS.

- LEGEND**
- # FOUND WIREMENT AS NOTED
  - △ SURVEY CONTROL POINT
  - ∅ CLEAN OUT
  - DN DRAIN INLET
  - EP EDGE OF PAVEMENT
  - FDC FIRE DEPARTMENT CONNECTION
  - FH FIRE HYDRANT
  - FL FLOW LINE
  - PP POWER POLE
  - IRC RCP FACE OF CURB
  - UG UNDERGROUND
  - WV WATER VALVE
  - (LOCATION OF OVERHEAD ELECTRICAL WIRE PER 1987 OPEN ENGINEERING GRADING PLAN)
  - (APPROXIMATE LOCATION OF SANITARY SEWER SERVICE PER 1987 OPEN ENGINEERING GRADING PLAN)
  - (APPROXIMATE LOCATION OF WATER LINE PER 1987 OPEN ENGINEERING GRADING PLAN)
  - (APPROXIMATE LOCATION OF STORM DRAIN PER 1987 OPEN ENGINEERING GRADING PLAN)
  - PROPOSED PARCEL LINE BY THIS MAP
  - ORIGINAL PARCEL LINE



ZONING ADMINISTRATOR: \_\_\_\_\_

APPROVAL/DENIAL DATE: \_\_\_\_\_

BOARD OF SUPERVISORS: \_\_\_\_\_

APPROVAL/DENIAL DATE: \_\_\_\_\_

**APPROVED**  
**EL DORADO COUNTY**  
**ZONING ADMINISTRATOR**

DATE November 6, 2024

BY Aaron Mount/dre  
**ZONING ADMINISTRATOR**  
 P24-0002

**TENTATIVE PARCEL MAP**

BEING A PORTION OF SECTION 23,  
 TOWNSHIP 10 SOUTH, RANGE 10 EAST,  
 MOUNT Diablo BASE & MERIDIAN

SITE LOCATION:  
 8500 GREEN LEAF DRIVE, PLACERVILLE, CA  
 ASSESSOR'S PARCEL 327-140-04-000

PREPARED BY:  
**JAI SHRI RAM**  
**HOSPITALITY GROUP, LLC**  
 6850 GREEN LEAF DRIVE  
 PLACERVILLE, CA 95667

PREPARED BY:  
**DALE G. MELL**  
**& ASSOCIATES**  
 ENGINEERING & SURVEYING SERVICES  
 2300 N. MINNIE AVENUE, TRACY, CA 95371



JOB # 19-125  
 DRAWING FILE NUMBER  
 CHECKED BY: DGM  
 SCALE: P = 40'  
 DATE: 10/20/24  
 DWG # 19-125TIN  
 FIELD BOOK: 000  
 DATE OF FIELD NOTES: LAST SERIES